

102.0

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

714,000 / 714,000

714,000 / 714,000

714,000 / 714,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		TERESA CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	PAUDEL SUSHEEL CHANDRA &	
Owner 2:	PAUDEL GITA	
Owner 3:		
Street 1:	8 TERESA CIR	
Street 2:		
Twn/City:	ARLINGTON	
StProv:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LASKEY ERNEST J & HEDDY -
Owner 2:	-
Street 1:	8 TERESA CIR
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,018 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2736 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6018		Sq. Ft.	Site		0	70.	1.00	5									420,380						420,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	6018.000	293,600		420,400	714,000			66109
Total Card	0.138	293,600		420,400	714,000			GIS Ref
Total Parcel	0.138	293,600		420,400	714,000			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	260.96	/Parcel:	260.9		Insp Date
								10/30/18

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	293,600	0	6,018.	420,400	714,000	714,000 Year End Roll
2019	101	FV	236,000	0	6,018.	426,400	662,400	662,400 Year End Roll
2018	101	FV	236,000	0	6,018.	318,300	554,300	554,300 Year End Roll
2017	101	FV	236,000	0	6,018.	288,300	524,300	524,300 Year End Roll
2016	101	FV	236,000	0	6,018.	276,200	512,200	512,200 Year End
2015	101	FV	234,800	0	6,018.	234,200	469,000	469,000 Year End Roll
2014	101	FV	234,800	0	6,018.	222,200	457,000	457,000 Year End Roll
2013	101	FV	234,800	0	6,018.	211,400	446,200	446,200

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LASKEY ERNEST J	58382-165		1/30/2012		460,000	No	No		
	13327-535		11/7/1977		41,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2016	44	Manual	1,800		1/14/2016			insulation
4/2/2013	442	Solar Pa	19,440	C				
11/22/2011	1538	Re-Roof	6,500					
4/13/2004	440	Addition	78,000					add sec
6/29/1994	330		700					10X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/30/2012	MLS	EMK	Ellen K
12/9/2008	Meas/Inspect	294	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
7/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA / /



Prior Id # 1:	66109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:46:02
LAST REV	
Date	Time
09/09/19	08:54:14
apro	
8187	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	19 - Ranch			Full Bath:	1	Rating:	Average	pdas.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Fapl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1959	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:			7	3							
Sec Int Wall:		%		Economic:			%	Additions:	2004										
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:	6 - Ceramic Tile	25	%	Total:	18.6		%	Plumbing:											
Bsmnt Flr:	6 - Ceramic Tile			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	95.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3 - Typical			Const Adj.:	1.03275001														
Insulation:	2 - Typical			Adj \$ / SQ:	132.450														
Int vs Ext:	S			Other Features:	77500														
Heat Fuel:	1 - Oil			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO			Adj Total:	360696														
% Com Wall:				Depreciation:	67089														
				Deprecated Total:	293606														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS								PARCEL ID				102.0-0005-0016.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X8	A	AV	2016		0.00	T	2.4	101						
More: N	Total Yard Items:			Total Special Features:								Total:							